BNBC
CORPORATE MAIL ROOM
19 NOV 2014
Received by:
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proposed extension

roof - dark brown tiles to match existing.

walls - dark red/brown brick to match existing.

Timber fascias & soffits to match existing.

Any new r.w. goods to match existing.

'brick on edge' head to match existing to garage door

All new brickwork is shown coursed.

line of existing roof.

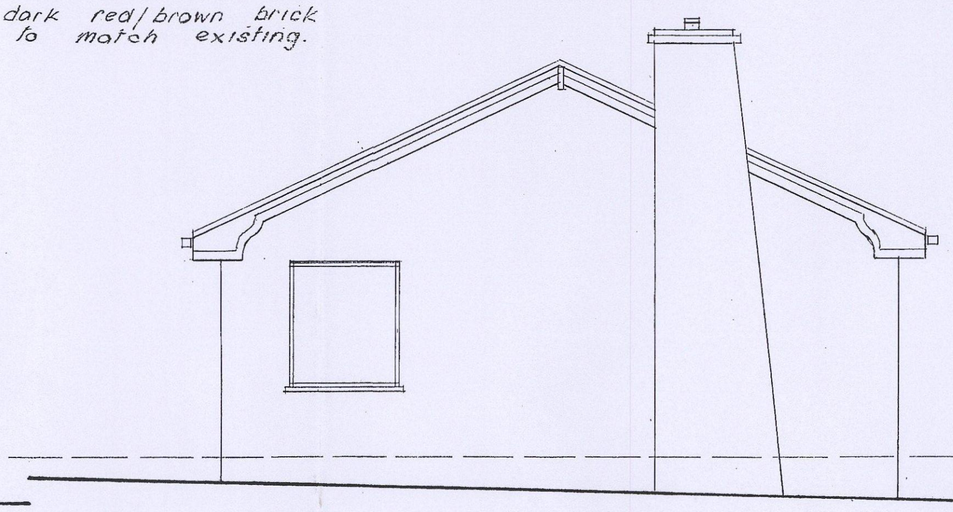
f.l.

g.l.

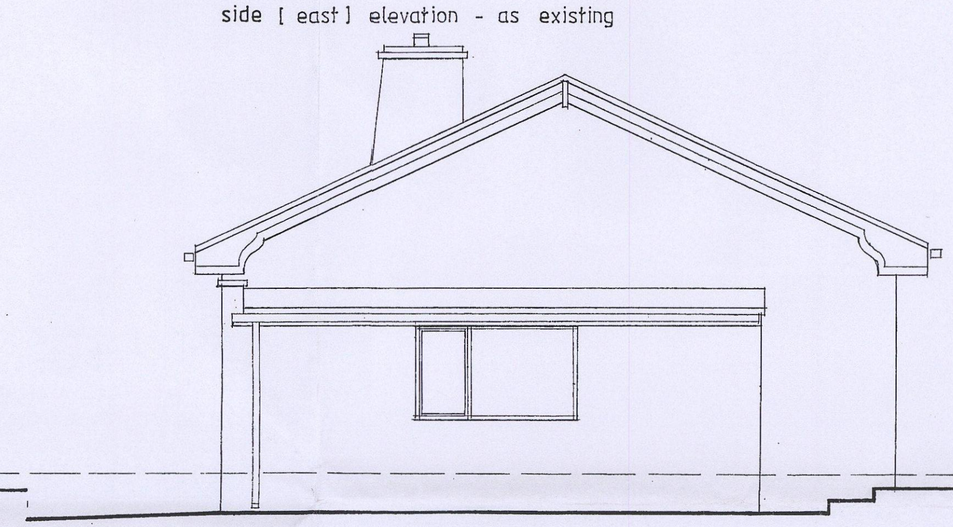
Line of foundations.

proposed garage | existing house

front [north] elevation - as proposed



side [east] elevation - as existing



side [west] elevation - as existing

All new brickwork is shown coursed.

N.B. - new brickwork joined to existing on alternate courses as shown - not block bonded.

Line of foundations.

existing house | proposed garage

rear [south] elevation - as proposed

If new r.w.p.s are provided, these may discharge to p.w. butts or to the existing s.w. drainage system, as required by the client - if the latter agree the method of achieving this with the Building Control Officer. See also notes on dwg. no. 2.

position of new r.w.p. if required.

a.

form new door - please see notes on dwg. no. 2.

proposed garage

existing house

provide drainage channel complete with grating cover - if required by client.

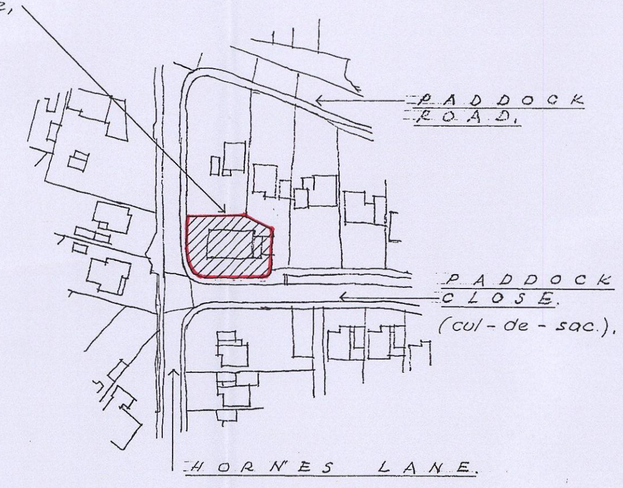
'cat-in' d.p.c.

4800

a.

ground floor plan - as proposed

No. 3 Hornes Lane, Staincross, Barnsley, S. Yorks. S 75 6LQ. shown hatched & outlined in red.



site location plan only
scale : 1/1250

n.b.
site boundary is as shown on Title Deeds to the Property, as confirmed by a site survey, does not necessarily concur with the Ordnance Survey plan.

proposed extension

at 3 hornes lane
staincross
barnsley
s. yorks.
s 75 6 lq

for mr. and mrs. d. lunn

10 bloomfield road
darton
barnsley
s. yorks.
s 75 5 ap

07506 294621

scale : 1/50

all dimensions in millimetres

dwg. no. 1 [of 2]

applies to all plans.

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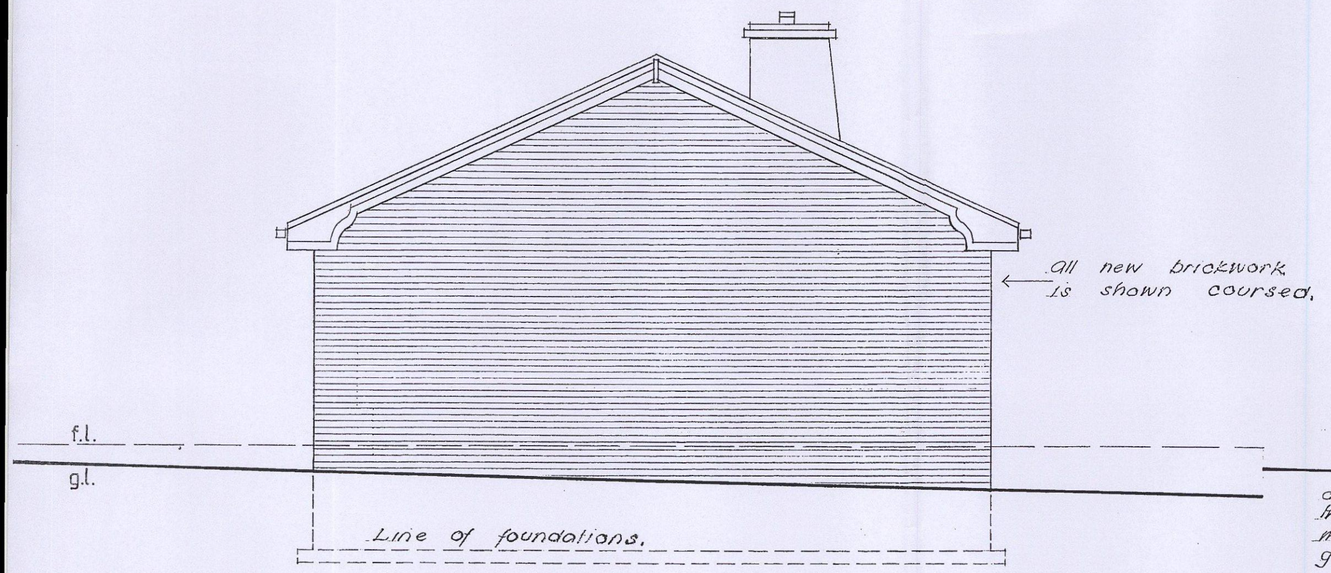
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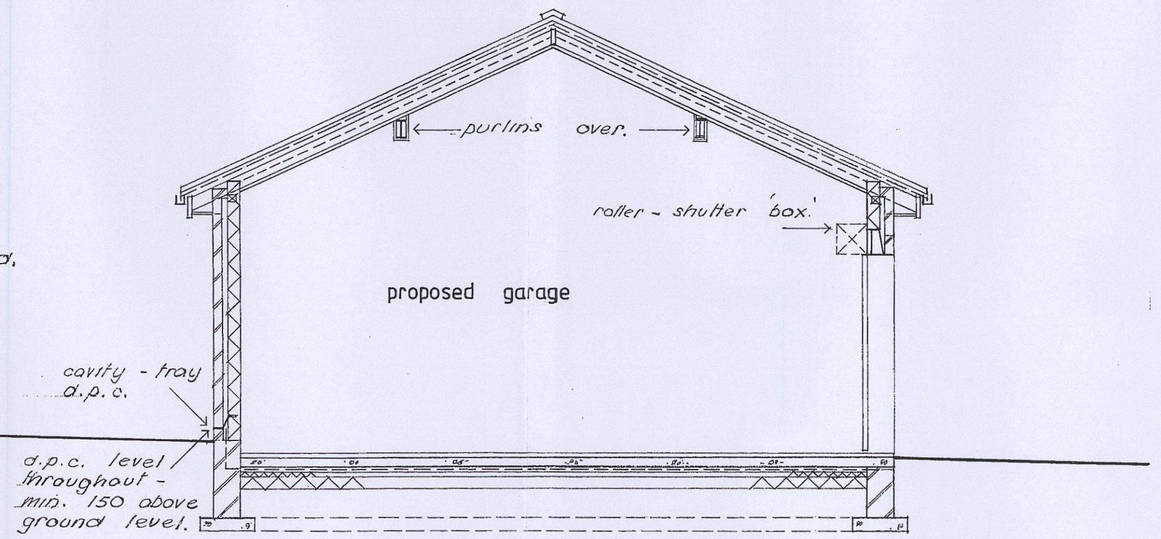
scale : 1/50 or as stated

all dimensions in millimetres

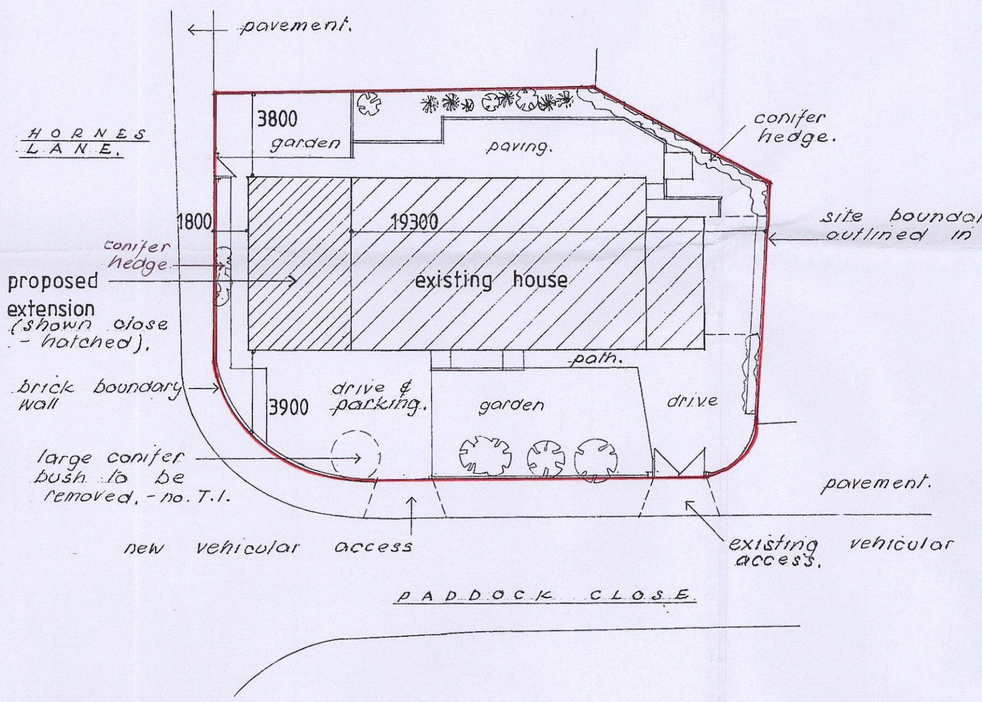
dwg. no. 2 [of 2]



side [east] elevation - as proposed



section a - a.



site plan
scale : 1/200

external walls :

Facing brick to match existing.
50 cavity - N.B. cavity linked to existing as shown.
kingspan TW 50, or equal, insulation fixed to 100 solid, load - bearing, concrete blockwork (blockwork fair-faced on inside)
Insulation may be omitted if not required by client.
Stainless steel tie-irons @ 750 c/s. horizontally & 450 c.c/s. vertically, 225 c/s at reveals.

notes :

All work is to be carried out in accordance with the Building Regulations and to the satisfaction of the Building Control Officer.
Any land-drain, water-course, etc., found on site to be diverted so as not to pass under the Proposed Extension. Any such diversion to be approved by the relevant Authority.
D.P.C.s to door reveals
Wall cavities to be sealed at top.
Any external timber is to be pressure impregnated with preservative ('Tanalised' or equal.
Lateral restraint is to be provided at roof level as follows :- 30 mm x 5 mm galvanised steel straps @ 1000 c/s fixed to walls and extending across and fixed to at least 3 roof members, equal fixing along length of roof members.
Any structural timber is to be SC4 grade.
Lintols to be 'Catnic' galvanised steel lintols, or equal, in accordance with B.S. 5977-Part 2 - 1983. Lintols to be certified by the manufacturer as being suitable for the span & loading etc.. Lintols to be on suitable padstones. External wall lintols to have cavity - tray d.p.c.s above them.
Any structural steelwork is to have 1 hr. fire - protection and be on suitable padstones.

foundations :

Concrete strip foundations 150 deep x 600 wide - to have min. 70? cover. Foundations may be stepped to suit site conditions with the approval of the Building Control Officer - no step greater than 200.
Walls below ground in brick or foundation standard blockwork. Any cavities filled to ground level.

roof :

Tiles to match existing - pitch approx. 25° to match existing. Tiles to be stated by manufacturer as being suitable for pitch, location, head-lap etc..
38 x 32 tiling battens on breathable roofing felt.
150 x 50 rafters @ 400 c/s (max. span 2200) - note : rafters to be securely fixed to purlins & wallplates. Note : oversized rafters to allow 50 mm. air-gap above insulation.
100 kingspan aluminium - foil backed insulation, (or equal) between rafters. Insulation may be omitted if not required by client.
Purlins at mid-span of rafters.
Ceiling to give ½ hr. fire-protection to client's requirements.
100 x 75 wallplates strapped to walls @ 1000 c.c./s with 32 x 2 galvanised steel straps.
Timber fascias and soffits to match existing with 25 continuous gap or equal, to roof void for ventilation, fitted with vermin-proof screen.

floor :

50 finishing screed.
125 concrete slab, with 1 central layer of A142 (or equal) mesh reinforcement.
Heavy - duty 2000 g. Visqueen damp - proof membrane - turned up cavity to link with wall d.p.c., with cavity - tray d.p.c. over. - membrane also acts as Radon barrier.
50 sand blinding.
Min. 150 well-compacted, sulphate - free hardcore.
Floor to be min. 150 below house floor level.

electrical installation :

All electrical work is to comply with Part P (electrical safety) and be carried out by a person competent to do so (i.e. registered with a recognised trade body such as NICEIC, E.C.A, or NAPIT.). An appropriate B.S. 7671 electrical installation certificate is to be issued for the works by a person competent to do so.
Provide energy efficient light fittings (greater than 45 lamps lumens per circuit watt).

garage / house door

Provide access door to House, in existing gable window opening. 'Wall-up' any surplus opening. - all to client's choice.
Door to be 1 hr. fire-resistant, fitted with self-closer, Frame to have 25 mm. rebates and be fitted with intomescent strips.

drainage :

Any new drainage provided to be 100 dia. with flexible joints - to fall 1 in 40.
Laid & bedded in accordance with manufacturers instructions. Any trench within 1000 of foundations to be filled with concrete to underside of foundation.
Any manhole cover in drive / parking areas to be suitable for vehicular traffic.
Any manhole to be approved 'patent type' laid in accordance with manufacturer's instructions.